



**Horsham
District
Council**

Anita Lines
73 Daux Avenue
Billingshurst
West Sussex
RH14 9TD

Our ref: PE/26/0143
Your ref:
Officer: Daniel Holmes
Email: Daniel.Holmes@horsham.gov.uk
Tel:
Date: 29th July 2026

Dear Sir/Madam,

Location: 73 Daux Avenue Billingshurst West Sussex RH14 9TD

Details: Post-refusal advice in relation to a revised proposal for new dwelling (following refusal of application DC/26/0286).

I write following your pre-application enquiry and my apologies for the delay in replying. I can advise as follows: -

The site comprises a detached two-storey dwelling located on the eastern side of Daux Avenue within the built-up area of Billingshurst. The property forms part of a relatively modern residential development of 46 dwellings which was originally approved in 2013 (ref: DC/11/2385). The recent planning application for the sub-division of the existing plot and the erection of a new dwellinghouse with associated works was refused for the following reasons: -

- 1 The proposed development, by reason of the siting, scale and massing of the detached dwelling within a constrained plot, would result in a cramped and contrived form of development that fails to respect the established pattern, spacing and character of the surrounding area. The proposed development would significantly erode the sense of openness between built form and the adjacent protected woodland belt, resulting in a harmful urbanisation of this edge-of-development location. As such, the proposal would constitute an overdevelopment of the site, causing harm to the character and appearance of the area, contrary to Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).
- 2 The proposed dwelling, by reason of its siting, height and proximity to the existing dwelling at No. 73, would result in a dominant and overbearing form of development, leading to a harmful sense of enclosure and an unacceptable impact on outlook. The proposal therefore fails to provide a satisfactory standard of amenity and is contrary to Policy 33 of the Horsham District Planning Framework (2015).
- 3 The application fails to provide adequate and up-to-date arboricultural information, including a Tree Survey, Arboricultural Impact Assessment, and Tree Protection Plan, to demonstrate that the proposed development would not result in harm to the adjacent woodland subject to Tree Preservation Order (TPO) 1423. In the absence of this essential information, the Local Planning Authority cannot be satisfied that the development would avoid direct or indirect harm to trees of high amenity value, or that appropriate protection

measures could be implemented. The proposal is therefore contrary to Policy 33 of the Horsham District Planning Framework (2015) and the provisions of the National Planning Policy Framework (2024).

The pre-application enquiry is not accompanied by any initial plans and documents, with the following advice therefore based on the above reasons for refusal.

The site remains subject to the constraints that resulted in the refusal of application DC/26/0286. In particular, the plot is constrained by its relationship with the host dwelling to the west and the protected woodland belt (TPO 1423) to the east. These constraints limit the developable area and create significant challenges in accommodating a detached dwelling on the site.

To inform the development potential of the site, it is recommended that an Arboricultural Impact Assessment (including a tree survey, method statement and tree protection plan) be undertaken. This would establish whether additional built form can be accommodated on the site and how adjoining trees can be protected during construction and once the dwelling is occupied. In the absence of this information, it is not possible to reach a robust conclusion regarding the site's capacity to accommodate further development without unacceptable impacts on trees.

It is advised that to overcome the first and second reasons for refusal, any revised proposals for a dwelling on the site would most likely need to reflect the front and rear building lines of the existing dwelling at no. 73. It is possible that this siting and the necessary tree protection would mean an additional dwelling could only be achieved through a modest extension to the existing building, and therefore potentially creating a semi-detached pair of dwellings (rather than a second detached dwelling), should there be scope to extend to the necessary scale to allow for this.

It is acknowledged that this approach would result in the loss of parking to the front of the site. It is though this parking arrangement which creates an uncharacteristic, stepped building line and the resulting impact on neighbouring amenity. To offset this loss of parking it should be explored whether a single parking space could be provided parallel with the highway, and whether there is capacity on the road to accommodate any resulting overspill parking. This information should be provided as part of any future planning application for a new dwelling on the site.

Conclusion

While the site may have some development potential this is likely to be limited due to constraints created by the existing dwelling to the west and the protected woodland to the east. It is advised that these constraints are such that a modest side extension to the existing dwelling is likely to represent the most suitable approach to future submissions at the site. It would therefore be recommended that any future scheme be progressed along these lines, underpinned by the recommendations of an arboricultural impact assessment which should be undertaken prior to any detailed design work taking place.

I hope this is of some assistance, and I would be happy to comment on any further assessments / sketch plans once they are available. The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/26/0143 in your submission.

Yours faithfully

Daniel Holmes
Senior Planning Officer

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council implemented a Community Infrastructure Levy (CIL) Charging Schedule on 1st October 2017.

The Community Infrastructure Levy is a charge placed on new development. The funds raised will help to pay for a wide range of infrastructure to support development across Horsham District.

Most new development which creates net additional floorspace of 100m² or more, or creates a new dwelling, (including permitted development), is potentially liable for the levy.

How does it affect you?

Applications for CIL liable development which are determined on or after 1st October 2017 are required to pay the Community Infrastructure Levy (unless the development qualifies for relief or exemption).

Further information and the rates charged by Horsham District Council are set out in the CIL Charging Schedule which can be viewed online at www.horsham.gov.uk/planning/apply/cil

General Consent e.g. Permitted Development

Developments which are permitted by way of a general consent (such as permitted development) may still be liable to pay the Community Infrastructure Levy if they meet the above criteria.

In these circumstances, you must submit a Notice of Chargeable Development (CIL form 5), notify us of the person who will assume liability to pay the CIL and make any applications for relief or exemption, before the development is commenced.